

## **ORDINANCE NO. 2010-18**

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to master planned developments, and repealing Chapter 18.125 of the Bainbridge Island Municipal Code.

**WHEREAS**, the master planned development process, criteria and standards of BIMC Chapter 18.125 were adopted by the City Council in 1997; and

**WHEREAS**, the master planned development criteria and standards apply only to land designated by the comprehensive plan; and

**WHEREAS**, pursuant to the comprehensive plan, only one area of the City, the 35 acres located west of SR 305 and north of the Day Road industrial area ("MPD area"), is subject to the master planned development criteria and standards; and

**WHEREAS**, since adoption of master planned development criteria and standards, and since designation of the MPD area, the City Council has adopted or amended development and performance standards for the MPD area regarding the impacts of noise, odor and light and regarding fire safety, and has adopted design guidelines regarding visual impacts, vegetation buffers, trails and building design; and

**WHEREAS**, the site plan review process of BIMC Chapter 18.105 requires a comprehensive review of proposed new construction in the MPD area, whereby applicable development standards are reviewed and applied to the proposal, including site and building design standards, landscaping standards, stormwater management standards, vehicle and pedestrian circulation standards, and other applicable development standards; and

**WHEREAS**, since the adoption of the master planned development criteria and standards and the designation of the MPD area, the Critical Areas Ordinance (BIMC Chapter 16.20) has been amended several times to increase protection of critical areas and their buffers, including wetlands and streams; and

**WHEREAS**, the master planned development criteria and standards are duplicated by the development criteria and standards applicable to the MPD area, the design guidelines applicable to the MPD area, the site plan review process and the Critical Areas Ordinance, all as described above; and

**WHEREAS**, applying the master planned development criteria and standards to the MPD area is difficult, may be illogical, and may be contrary to good planning; and

**WHEREAS**, the Planning Commission reviewed this ordinance on June 24, 2010, held a public hearing on this ordinance on July 29, 2010, and recommended approval of the ordinance on July 29, 2010; and

**WHEREAS**, the City Council finds that it is necessary and in the best interest of the City and the public to repeal Chapter 18.125 BIMC; now, therefore

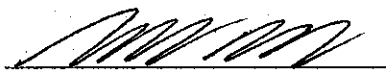
**THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Chapter 18.125 BIMC is repealed.


Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication as provided by law.

**PASSED** by the City Council this 25<sup>th</sup> day of August, 2010.

**APPROVED** by the Mayor this 25<sup>th</sup> day of August, 2010.

  
Bob Scales, Mayor

**ATTEST/AUTHENTICATE:**

  
Rosalind D. Lassoff, City Clerk

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| FILED WITH THE CITY CLERK:  | July 27, 2010     |
| PASSED BY THE CITY COUNCIL: | August 25, 2010   |
| PUBLISHED:                  | August 27, 2010   |
| EFFECTIVE DATE:             | September 1, 2010 |
| ORDINANCE NO.:              | 2010-18           |